



**£165,000** Leasehold

Offered with No Forward Chain, we're pleased to present to the market this one bedroom ground floor apartment located on Stroudley Avenue, Drayton. This property consists of its own private entrance, a lounge, a wet room, a bedroom with a built in wardrobe, a kitchen and a conservatory. Externally the property boasts its own private rear garden with side access as well as allocated parking. Early interest is expected, to arrange your viewing contact our Drayton Office today!



EPC TO FOLLOW

### **FRONT**

Allocated parking for one car, front door to property.

### **LOUNGE**

10' 8" x 10' 5" (3.25m x 3.18m)

### **INNER HALLWAY**

### **WET ROOM**

6' 2" x 4' 9" (1.88m x 1.45m)

### **BEDROOM**

10' 0" x 9' 0" (3.05m x 2.74m)

Built in wardrobe.

### **KITCHEN**

9' 9" x 5' 6" (2.97m x 1.68m)

### **CONSERVATORY**

11' 7" x 5' 6" (3.53m x 1.68m)

### **REAR GARDEN**

side access to front of property.



# LEASE INFORMATION:



As of XXX, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** XXX

**Balance of Lease:** as of XX/XX/XXXX

**Ground Rent Charges:**

Ground Rent Review Period: XXX

**Maintenance/Service Charges:**

**Maintenance /Service Charges Review Period:** XXX

**Building Insurance:** XXX

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



## OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,  
Hampshire, PO6 2EH

## OFFICE DETAILS

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**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH